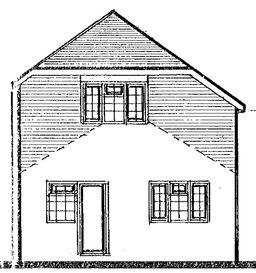
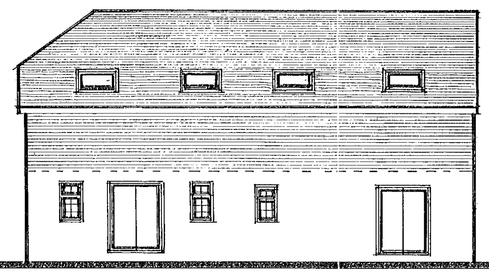


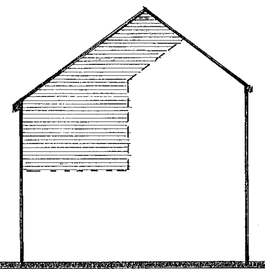
northwest elevation



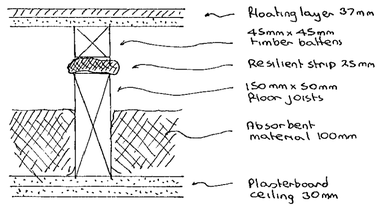
southwest elevation



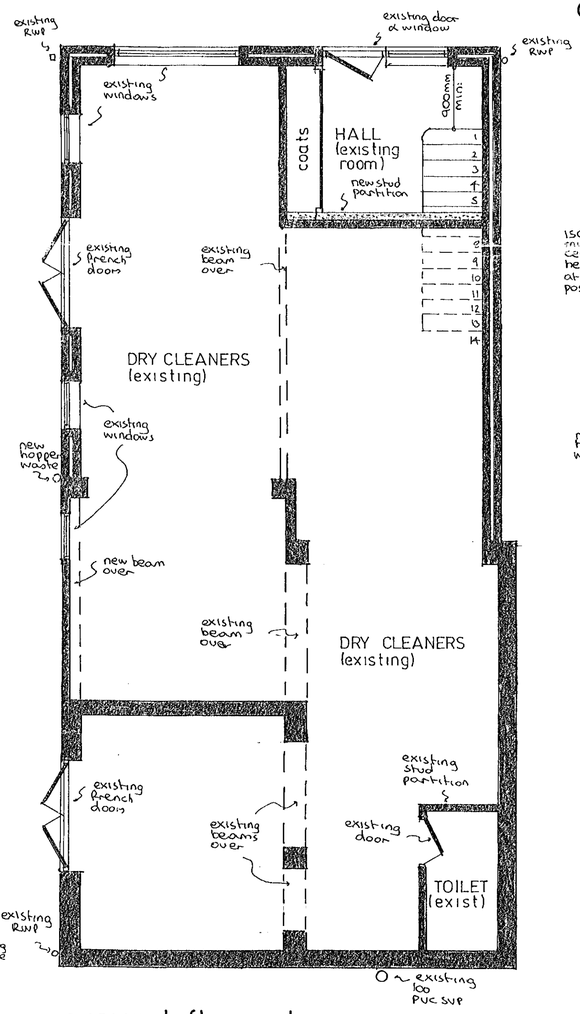
southeast elevation



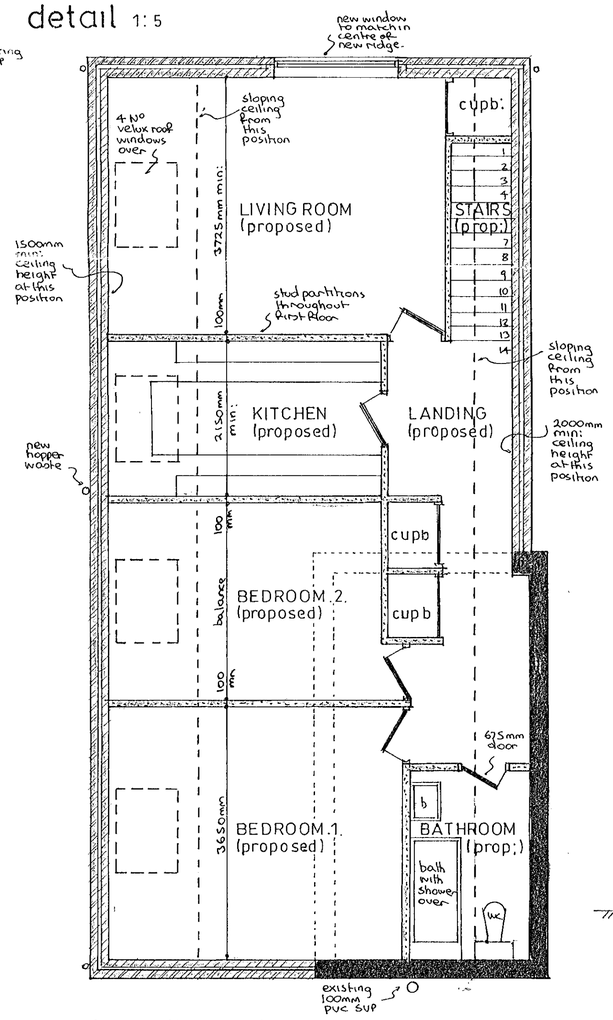
northeast elevation



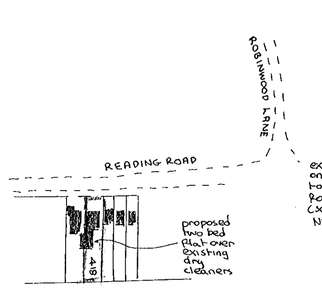
detail 1:5



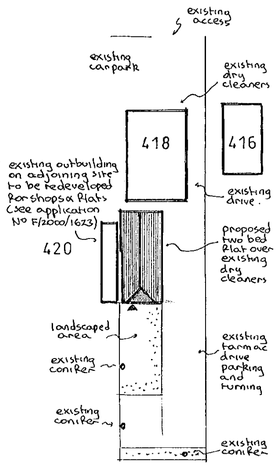
ground floor plan



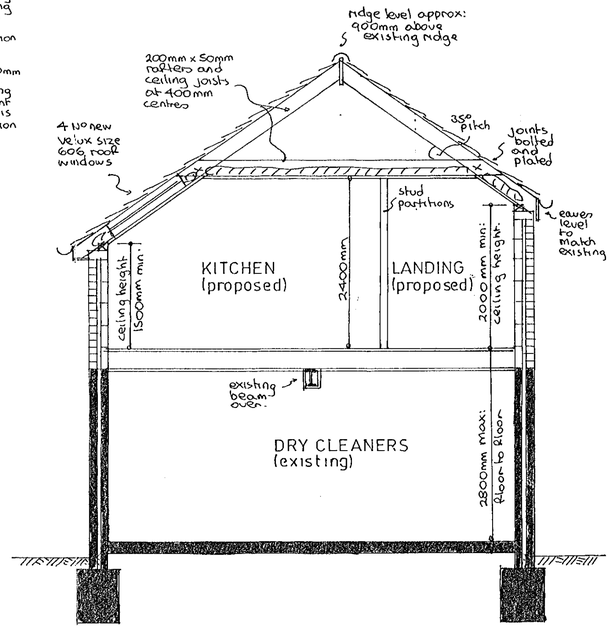
first floor plan



location plan



block plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 200mm x 50mm rafters pitched at 35° and set at 400mm centres with 200mm x 50mm ceiling joists at 400mm centres with all joints bolted and plated with 200mm fibreglass insulation between joists and 150mm celotex rigid slab insulation between rafters at sloping ceiling positions to maintain min: 50mm air gap and ceiling formed of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

First floor:- Floor must provide both sound insulation and fire protection and following construction would achieve this objective. Floating layer of 18mm t&g flooring grade chipboard with all joints glued, spot bonded to substrate of 19mm plasterboard, nailed to 45mm x 45mm timber battens placed over joists. Resilient strips of 25mm mineral fibre (density 80-140 kg/m³) laid on 150mm x 50mm joists at 400mm centres with ceiling of two layers of plasterboard with staggered joints and total thickness of 30mm. Absorbent blanket of 100mm unfaced rock fibre, density at least 10kg/m³ laid between joists. Double joists to be provided under all partitions.

Lateral restraint:- Where floor or ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 15mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around new external door and window openings to be insulated.

Partitions:- 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- New windows to be double glazed and fitted with trickle vent in head equivalent to 8000mm² opening to living room and both Bedrooms with 4000 min² to kitchen. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Hd type H/S galvanised steel insulated lintels.

D.p.c./Flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detector on hall and landing ceiling.

Ventilation:- Bathroom to have extract fan discharging to open air at rate of 15 litres per second and linked to light switch. Kitchen to have either cooker hood (30 litres per second or extract fan (60 litres per second)

Rainwater:- 112mm gutters to match existing to discharge via existing 62mm RWP's.

Foul drainage:- Bathroom equipment to discharge via deep seal traps and wastes to extended 100mm PVC.SVP terminating min: 900mm above highest opening windows. 100mm w.c. waste, 40mm bath & sink, 32mm basin. Any new drainage work to be carried out in 100mm upvc underground drainpipe, bedded on pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls.

Staircase:- Traditional timber staircase with min: 225mm going and max: 200mm risers with 2000mm clear headroom, 900mm high handrail and no openings exceeding 100mm. Staircase to be underlined as described for first floor including insulation.

Beams:- Existing beam over dry cleaners is 178 x 102 x 19kg m old steel joist with full bearing on 225mm x 100mm x 150mm deep concrete padstone each end. New beam in dry cleaners to be as above. All beams to be encased in equivalent of two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection.

Existing structure:- Any parts of existing structure which are to be subjected to additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

19.JAN.2001 * 3215

APPROVED

PROPOSED FIRST FLOOR FLAT EXTENSION at 418 READING ROAD, WINNERSH, BERKS for MR & MRS. S.P. SAGOO.

Revisions:-

Drawing No	AH/E/3103
Scales	1:50 & 100
Date	JAN 2001

NDESIGN BUILDING PLANS

22/5/01